

DISTRICT ADVISORY BOARD MINUTES

DISTRICT I

May 5, 2003

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Council Member Brewer
Rickie Coleman
Treatha Brown Foster
Lois Tully-Gerber
Joann Hartig*
Kenneth Hemmen
Lori Lawrence
Sharon Meyers
Debby Moore
Steve Roberts*
Celina Porter Robinson
James Thompson
Ken Woodard

Members Absent

Willard Walker

Guest List

Robin Dodds, 241 N. Erie
Kaelyn Seymour, 7750 E. 32nds #404
Mary Dewing, 350 N. Chautauqua
Darrell Davilla, 343 N. Chautauqua
Irene Davilla, 343 N. Chautauqua
Melba Moore, 234 – 246 N. Chautauqua
Jim Lawrence, 251 N. Erie
Pam Oberg, 339 N. Chautauqua
Nancy Oberg, 339 N. Chautauqua
Steve Queneu, 2641 N. Piatt
Teresa Ratliff, 2641 N. Piatt
Lydia Crawford, 623 N. Volutsia
Mike Barushok, 354 N. Green
Margaret Hyden, 206 N. Green
Linda Estep, 2523 N. Roosevelt Ct.
LaVonne McPherson, 2631 N. Madison
Gene Rath, MKEC Engr. Consultants

Staff Present

Virdena Gilkey, Neighborhood Assistant
Scott Logan, Public Works

*Denotes District Advisory Board Alternates

ORDER OF BUSINESS

Call to Order

Council Member Brewer called the meeting to order at 7:04 p.m.

Approval of Minutes

Motion to approve DAB I minutes **Brown-Foster (Porter Robinson)**. Motion carried (7-0).

Approval of Agenda

Lawrence (Brown Foster) made a motion to approve the agenda as submitted. Motion carried unanimously. (7-0)

Public Agenda

No items submitted.

Staff Reports

No items submitted.

Public Works

1. Pavement Petition

Gene Rath, MKEC Engineering Consultants, presented information on a petition request to pave 26th Street North, west of Madison.

Mr. Rath showed a map of the area and spoke concerning the Power CDC 2nd and 3rd Additions, which will be developed by Mr. James Arbertha. He stated that the City of Wichita owns the land and Power CDC will be selling the lots. Further, the petition submitted is to pave 26th Street North and Piatt Circle. Each lot in the new development will cost \$10,500. The assessments south of the lot is less than \$500, which is estimated at a monthly cost to the remaining seven homeowners of \$4.00 per lot per month. The total cost of the project is \$355,000 (\$325,000 assessed to the lots) with \$30,000 of that cost resulting in the paving of the intersection. The majority of the lots are owned by the City of Wichita and the assessment for the homeowners would total \$3,500. So far, only one of the homeowners has objected to this assessment.

(Gene Rath's response in italics)

Steve Cornell, 2641 N. Piatt, stated that the City of Wichita and Power CDC is going to make money and seven individuals should not be assessed for their gain. The City is in partnership to make money and is going to gain tax revenue. There is no great benefit for us to have the street paved. Cost should only be incurred if within half a block of the improvement. None of the houses on Madison are sharing the cost. Nor are the houses on Minnesota, which is City owned. The two issues before the board is: 1) Will the City of Wichita share the cost? and 2) Why do we have to incur cost for paving that will not benefit us directly? *The front street and nearest side street are the houses that are being assessed. The houses on Madison have already paid once for the half of the area that is already paved, which is on the east side. The west half is being paved now, so it is appropriate that those houses be assessed.* **Councilman Brewer** asked what is the total assessment cost per each house? *The assessment is approximately \$500 per homeowner.* **Steve Cornell** responded that \$500 is a lot of money to some and feels that other blocks should assist with the paving.

Laverne McPherson, 2631 N. Madison, commented that she has been trying to get sidewalks fixed, but was told that they would have to pay for 26th Street to get fixed. She stated that her house is located in Lot 15. *There is currently nothing planned for Madison or Ash south of 26th Street. Since you are referring to existing sidewalks that need to be repaired, it can be fixed, but there will be a charge back to the homeowners. In the past CDBG funds have fixed sidewalks. Check with the City Engineering Office on that.*

Treatha Brown-Foster asked if 26th Street is considered a main arterial street? Brown Foster also inquired about the payment for the seven homeowners. *The assessment equated to about \$4.00 per month over a period of 15 years. This amount can be paid in a lump sum one-time payment or in increments.* **Councilman Brewer** asked who owns Lots 1 and 11 and when will the streets be built? *All but one lot on Madison is owned by the City of Wichita. Imogene Stevenson owns Lot 11 on Madison. Approval of the Piatt project is subject to the street being paved. The case is scheduled for June 3rd for the City Council. MAPC will proceed with the sanitary sewer, water, and design. It will probably be under construction this year.* **Councilman Brewer** asked if other means of finding the \$3,500 in funding were looked at? *No. The Law Department would say that you couldn't pick and choose who is to be assessed. CDBG funding can be used, but we may have to treat the City owned lots the same way. We have to be consistent for all lots and it must be included in the Improvement District or the Attorney General may not allow this. I would have to verify this with City staff.* **Steve Roberts** asked how much are the total assessments for this project? *Twenty-five lots times \$500.*

Brown Foster (Thompson) made a motion to approve the petition with the recommendation for staff to review the possibility of funding for the seven homeowners.

(Board discussion)

Tully-Gerber commented that it seems like such a small portion of homeowners, but the City hasn't done a very good job of informing the homeowners about the process. More information can be provided for them so that they are more informed. **Councilman Brewer** commented that he would look and see what can be done.

Motion carried 8-0.

2. Left Turn Lane at First Street and Grove

Paul Oberg, Uptown NA President and Mike Barushok presented information on a proposal for the installation of a left turn lane at First Street and Grove. **Scott Logan**, City staff, was also available to answer questions.

Paul Oberg, 331 N. Chautauqua, spoke in representation of the Uptown Neighborhood Association. He explained that there is no left-turn on Grove on the north. This situation was assessed prior to 1999, but those plans are obsolete due to the construction of the canal route. The only access to First Street is on Douglas or coming from the west on 1st Street. This is a hardship as there is no easy way to access the Uptown area. The proposal is the installation of a left-turn lane for those coming from the north going south. **Scott Logan, City staff**, handed out an aerial map. He explained that a left-turn lane is unsafe due to the potential to rear end hazard. If a left-turn lane were to be built, a turn median would have to be constructed. This turn lane will handle approximately 30 turns. The cost is about \$30,000 to \$35,000 with reconstruction. If supported by the neighborhoods, we support it as well. **Mike Barushok, 354 N. Green**, gave the history of the street dating back to the 1960's and early 1970's. He commented that College Hill had objected to this project in the past, however, they are no longer in objection. After several other comments, Mr. Barushok made a note of the vacant businesses in the area, which can be attributed to the lack of street usage. **Eileen Dobb, 241 N. Erie**, commented that she is a self-employed homeowner and was not aware of the sign that said "no left turn", because she has been turning left. Had she known this, it would have influenced her decision to buy her house in the Uptown area. Also, she has seen people turn left anyway and accidents have occurred as a result.

(Board discussion)

Lori Lawrence referenced a letter from Cecilia Gorlich of the College Hill Neighborhood Association, which supports the installation of left turn lane. She remarked that the fire fighters on Hillside and 2nd Street has a problem when returning to the fire station due to the lack of a turning lane. **Steve Roberts** commented that when the 3rd Street Park went in, the neighborhood was cut off from Central.

Lawrence (Coleman) made a motion to approve the request from the Uptown Neighborhood Association for a left turn lane on First Street and Grove. Motion carried 9-0.

Unfinished Business

No items submitted

New Business

No items submitted

Board Agenda

3. McAdams Apartment Rental Storage Units

Councilman Brewer recapped the comments from the previous meeting. He stated that the police officers did not see a problem with the installation of the storage units in relationship to crime and that the new management presented a positive economic impact. He asked the board for their comments after driving by the property. **Brown Foster** stated that she went by to review the area and discovered that the redevelopment is set back far enough that the storage units would fit in with the neighborhood. She added that she feels this project should be approved. **Porter Robinson** commented that she went by and spoke with the homeowners and residents and both had no problems with the addition of storage units. Also, that the area is enclosed with plenty of lighting, which is an enhancement. **James Thompson** asked if the storage units would be strictly for the area residents and will there be 24-hour security? He commented that his only concern is the open field that is located to the north of the tower, which has the potential to generate additional traffic and vandalism. **Lois Tully-Gerber** remarked that she dislikes storage units, but they are a huge need in this society. She added that there must be controls, i.e. the number of vehicles, etc. and she hopes that safe guards are in place with this storage unit. **Steve Roberts** said that the key to this project is security and the WPD agrees that this is in place. **Rickie Coleman** reported that her friends that live in the area stated that having the lighted area is an improvement for the residents. **Councilman Brewer** stated that the City already has required guidelines for these types of projects. The owners would have to show the DAB, MAPC and the City Council their designs before they are ever approved.

The board decided to follow the progression of this project before making a recommendation.

7. Updates, Issues, and Reports

- **Lois Tully-Gerber** reported on the Fireworks Public Input Meeting that was held on May 6th. The topics covered public safety, enforcement, education and community acceptance. She commented that she was disappointed with the community's lack of attendance. However, a lot of information was discussed, such as: a) all stands are licensed and all sell novelty grad fireworks, which are 5 feet up and 5 feet out; b) many items that are sold are not legal in the state of Kansas; c) fireworks are a big profit to small towns; d) in order for police to issue a ticket, they must be there to prove it is the owners. **Brown Foster** commented that she did not receive notification of the meeting as a neighborhood association president. **Joann Hartig** stated that she is amazed at what the cost is per day for a permit. **Tully-Gerber** responded that comments/recommendations could be sent to her or Shilipi Mukherjee at smukherjee@wichita.gov. Also that permits are \$70 for 14 days.
- **Councilman Brewer** reported on the following:
 - The District 1 Coalition Breakfast was very good, however, Mayor Mayans forgot to attend. He added that the group decided to remain at Cisro's Restaurant for future meetings due to the lack of competition from other customers. Brewer stated that he did receive two negative comments out of 53 in attendance. Chief Norman Williams was there to speak on the SRO's and where they stand with assisting the schools.
 - The next DAB meeting will be June 2, 2003 and the new DAB will be appointed.
 - July 2003 is the next allocation of CDBG funds.
 - Considering a board tour this summer to facilities such as the new Sewage Treatment Plant on south Hydraulic.
 - June 7, 2003 is the picnic for the Uptown Neighborhood Association, Northeast Heights Neighborhood Association, and Fairmount Neighborhood Association.

- Kaelyn Seymour will present her Senior Project at the Boathouse. All members are encouraged to attend, as this is the completion of the first time in the history of the City Council that a person has shadowed a council member.
- **Steve Roberts** reported that the illegal car lot is getting bigger at 21st and Woodlawn.
- **Lori Lawrence** reported that the First Presbyterian Church, 600 North Market, May 16th – 18th sponsor plastic recycling.
- **Lois Tully-Gerber** reported that Treatha Brown Foster was on a tour with the media and she did a good job on television.
- **Joann Hartig** reported that the Police Chief had reported on the prostitution on south Broadway via television. Also, that she is graduated from the Police Citizens Academy that evening.

The board received and filed the reports.

General Comments/Announcements

- District I Coalition Meeting will be June 7, 2003.
- Next meeting of DAB I will be July 7, 2003.

Being no further business, **Hemmen (Porter Robinson)** made a motion to adjourn. Motion carried 9-0. The meeting adjourned at 8:52 p.m.

Respectfully Submitted By,

Virdena Gilkey
Neighborhood Assistant